

Submitted February 12, 2014
Approved as of
Date February 12, 2014

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 01-2014
Wednesday, January 8, 2014**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, January 8, 2014.

PRESENT

Don Hadley, Chair

Anne Goodman Charles Littlefield
David Hill John Tyner, II
Jack Leiderman

Present: Payman Tehrani, Assistant City Attorney
Andrew Gunning, Assistant Director, CPDS
David Levy, Chief of Long Range Planning
Bobby Ray, Principal Planner
Cindy Kebba, Planner III
Jeremy Hurlbutt, Planner III

I. REVIEW AND ACTION

- A. Zoning Text Amendment TXT2014-00237**, to add a separate parking requirement for self-storage warehouses by amending Section 25.16.03 of the zoning ordinance; Siena Corporation, applicant. Public testimony will be received on this item by the Commission, which will make a recommendation to the Mayor and Council.

Mr. Gunning presented the staff report and answered questions from the Commission in Mr. Mellander's absence.

Bob Dalrymple of Linowes and Blocher, representing the applicant Siena Corporation, owner, developer and operator of EZ Storage, spoke on the parking standards for warehouses and answered questions from the Commission.

Commissioner Leiderman moved, seconded by Commissioner Littlefield to recommend, that the standard be three spaces per 1000 square feet of office space area, one space per employee, two spaces for the resident manager and one space per 100 storage units be the standard for self-storage facilities.

It was clarified that when two-way parking-drive aisles are provided and this would give sufficient space for parking in front of storage units.

The motion passed 6-0 (Commissioner Trahan was absent).

- B. Time Extension, CPD2007-004AC** - for Detailed Application CPD2007-004AC, Fallsgrove North, J2 Holdings, LLC—for a second one-year time extension for approval of one 44,258 square foot, three-story office building, two 45,154 square foot, four-story medical office buildings, and surface and structured parking in the Fallsgrove Comprehensive Planned Development, at the northeast quadrant of the intersection of East Gude Drive and West Montgomery Avenue in the PD-FG Zone.

The meeting went into recess at 7:35 because the applicant was not present. The meeting reconvened at 7:44 with discussion on the Rockville Pike Plan.

II. DISCUSSION / RECOMMENDATIONS

Rockville Pike Plan Draft Work Session - Continue development and review of the Commission's final draft by updating the current draft based on discussion of testimony. Provide direction to staff. Review and possible action on a resolution for transmittal of the final document to the Mayor and Council.

Ms. Kebba continued discussion from the previous meeting on December 11, 2013.

I-B. Time Extension, CPD2007-004AC

At 8:38 p.m., the Chair interrupted the Pike Plan Work Session to visit the time extension action. Soo Lee-Cho, of Miller Miller and Canby, on behalf of Jody Kline, asked the Commission for a deferral until the next meeting.

Commissioner Hill moved, seconded by Commissioner Leiderman, to defer the Time Extension CPD2007-004AC to the next scheduled Planning Commission meeting on January 22, 2014 at the applicant's request.

The motion passed 6-0 (Commissioner Trahan was absent).

II. DISCUSSION / RECOMMENDATIONS

The Commission resumed the Rockville Pike Plan Work Session at 8:44 p.m. with discussion on mixed uses and new neighborhoods.

Commissioner Hill moved, seconded by Commissioner Leiderman, to accept Item 9 as presented in the staff report and the language stands as proposed without modification.

The motion passed 5-0-1 (Commissioner Littlefield abstained, Commissioner Trahan was absent).

III. COMMISSION ITEMS

- A. Staff Liaison Report** – Mr. Gunning informed the Commission that 1) Clark Larson will be presenting to the Mayor and Council information about the Mind Mixer-Engage Rockville Civic Engagement Platform which is going live that day, 2) Montgomery County will deliver a presentation on the BRT on January 27 to the Mayor and Council, 3) Robin Ziek, Historical Planner has retired from the City, and 4) reviewed the draft agenda for the next meeting.
- B. Old Business**
- C. New Business** – Commissioner Hill asked if there was any interest among Commission members to make an un-solicited recommendation to discuss land-use implications to Mayor and Council about the expansion of park space near Woottons Mill Park.

Commissioner Hill also noted to staff that the 2014 Meeting calendar was missing from the City's website and he asked why MP3 copies of public meeting were no longer available. Mr. Gunning stated that he will resolve both issues.

- D. Minutes** – Commissioner Tyner moved, seconded by Commissioner Leiderman, to approve the minutes from meeting 18-2013 on October 09, 2013. The motion passed 5-0-1 (Commissioner Littlefield abstained, Commissioner Trahan was absent).

Commissioner Leiderman moved, seconded by Commissioner Littlefield, to approve the minutes from meeting 21-2013 on December 11, 2013, with noted edits. The motion passed 5-0-1 (Commissioner Hill abstained, Commissioner Trahan was absent).

- E. FYI Correspondence**

IV. ADJOURN

There being no further business to come before the Planning Commission, the Chair adjourned the meeting at 10:42 p.m.

Respectfully Submitted,

Sandra Y. Driver, Commission Secretary